

March 2004 Draft

MU-2 Zone.

The MU-2 zone is designed to facilitate mixed-use development of higher density residential, commercial and office uses, in designated Community and Major Activity Centers, and all Transit Corridors. The MU-2 zone is not for use in a designated Neighborhood Activity Center. The MU-2 is established to:

- Facilitate mixed-use development, with a variety of living and employment, as well as live/work opportunities, that supports transit, pedestrian, and bicycle use;
- Blend MU-2 development with existing commercial and residential areas, and/or serve as a component of new adjacent residential development;
- Promote infill and redevelopment activity in the City; and
- Encourage mixed-use development in Metropolitan Redevelopment Areas.

(A) Permissive Uses:

1. C-2 permissive uses.
2. O-1 permissive uses.
3. R-3 uses.
4. Signs, as regulated in the C-2 zone.

(B) Lot Size: No requirements.

(C) Setback: The following regulations apply to structures other than signs except as provided in Section 14-16-3-1 and Section 14-16-3-3 of this Zoning Code.

1. There shall be a front setback not to exceed 15 feet and a setback of 11 feet from the junction of a driveway or alley and a public sidewalk or planned public sidewalk location.
2. Where more than one building comprises MU-2 development, at least 50 percent of the length of the ground level front-facing façades of all buildings must be within the front setback. If the site has three or more street frontages, this standard applies to only two frontages.
3. In the event that a property is rezoned to MU-2 and has existing buildings that are not in conformance with the MU-2 front setback, any new buildings shall be placed so as to contribute to the 50 percent building façade front setback standard.

(D) Height:

1. Structure height up to 26 feet is permitted at any legal location. The height and width of a structure above 26 feet shall fall within 45-degree angle planes drawn from the horizontal at the mean grade along each internal northern boundary of the premises, and each northern public right-of-way centerline, to protect solar access. A maximum height of 80 feet, not to exceed 6 stories, is permitted within the stipulated angle planes. Exceptions to the above are provided in Section 14-16-3-3 of this Zoning Code, and for sign and antenna height, in division (A) of this section. Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 85 feet of a lot zoned specifically for houses.
2. MU-2 development that exceeds 55 feet in height shall locate only in designated Major Activity Centers.
3. MU-2 development that does not include residential uses shall not exceed 26 feet in height.

(E) Density:

1. Where residential uses are a component of mixed-use development, the following maximum density standards apply:
 - 1 to 2 stories: maximum 36 dwelling units per acre.
 - 3 to 4 stories: maximum 72 dwelling units per acre.
 - 5 to 6 stories: density may exceed 72 dwelling units per acre.

(F) Off-Street Parking:

1. Off-street parking regulations in the MU-2 zone are consistent with Section 14-16-3-1 of this Zoning Code for non-residential uses.
2. For residential uses, the off-street parking standard is one space per bath, not to exceed two spaces per unit. Residential parking spaces in MU-2 developments shall be reserved at all times for residential parking only.
3. For MU-2 sites located within a Metropolitan Redevelopment Area site that are located on a designated Transit Corridor, a reduction of 10% in non-residential parking from Zoning Code standards is permitted for mixed-use development that includes residential uses. The 10% reduction may occur in addition to parking reductions as established in Section 14-16-3-1 of this Zoning Code.

(G) Usable Open Space:

1. Usable open space shall be provided on-site in an amount not less than 200 square feet for each dwelling unit. Site elements that are recognized as usable open space are identified in Section 14-16-1-5 of this Zoning Code.

(H) Building/Site Design Standards:

1. Building design shall include massing, height, and exterior element transitions to adjacent buildings, and create an emphasis on pedestrian scale at ground level. Exterior transition elements may include light fixtures, signage, murals, decorative relief, material changes, awnings, marquees, porticos, pediments, cornices, pilasters, columns, upper story open terraces, and similar architectural elements.
2. The area of a façade that adjoins a public sidewalk from the level of the finished floor to 16 feet above the finished floor shall provide a minimum of 40% of transparent area.
3. Usable open space in the form of common areas and pedestrian connections is encouraged. Permanent bench seating and/or tables shall be provided in open space common areas.
4. Commercial parking lots and structures shall integrate in design and placement with new and existing buildings.
5. Off-street parking, and a parking lot, is prohibited in the front setback area.
6. Landscaping shall be provided to establish design transitions between existing and new development. Landscaping shall be comprised of the following:
 - a. Trees, as required in the Street Tree Ordinance, for street landscape and/or for shade in outdoor gathering areas.
 - b. Landscape beds containing living plant materials. These beds may include ground-level tree planters with a minimum of 16 square feet of bed area, including the area under metal tree grates, and/or free-standing planters raised a minimum of 12 inches above grade with a minimum of 10 square feet of bed area.
 - c. Landscape buffers may be required between the site and adjacent uses as described in Section 14-16-3-10-E of this Zoning Code.
 - d. Landscape requirements may vary from the 15% net lot area standard as described in Section 14-16-3-10-E of this Zoning Code.

7. On-site lighting shall be provided as follows:
 - a. Ground lighting for courtyard areas and pedestrian connections.
 - b. Vehicular parking area lighting consisting of light poles not to exceed 16 feet in height with full cut-off fixtures.
 - c. Wall-mounted lighting consisting of fully shielded, downlit fixtures.
8. Exterior fixed security bars are prohibited.
9. Development shall observe design sensitive to crime reduction and prevention through public surveillance (Crime Prevention Through Environmental Design, or CPTED principals).
10. Building and site design standards in the MU-2 zone shall observe applicable Overlay Zone development standards and policies.

(I) Application:

1. The Environmental Planning Commission shall review requests for a zone map amendment to the MU-2 zone. The application for a zone map amendment to the MU-2 zone shall include a site development plan for subdivision that addresses all design criteria in this zone.
2. A single application for a zone map amendment to the MU-2 zone may be filed for contiguous properties. An application with contiguous properties may be filed by a representative property owner; the City may act as an agent for the property owners.
3. A site development plan for building permit is required for all development in this zone. The site development plan for building permit shall be reviewed and approved by the Planning Director or designee.